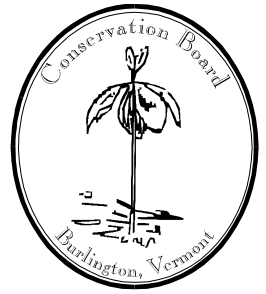


Burlington Conservation Board

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Jeff Severson
Miles Waite
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Stephanie Young



Conservation Board Meeting Minutes

Monday, October 7, 2013 – 5:30 pm
Planning & Zoning Conference Room – City Hall Lower Level
149 Church Street

Attendance

- **Board Members:** Damon Lane (DL), Don Meals (DM), Will Flender (WF), Zoe Richards (ZR), Jeff Severson (JS), Stephanie Young (SY)
- **Absent:** Scott Mapes (SM), Matt Moore (MM)
- **Public:** Harris Roen
- **Staff:** Scott Gustin (Planning & Zoning), Jesse Bridges, and Dan Cahill (Parks & Recreation)

WF, Vice Chair, called the meeting to order at 5:34 p.m.

Minutes

Minutes of September 9, 2013

MW noted he was present on the 9th. DL noted he was absent.

A MOTION was made by JS and SECONDED by MW

Accept the minutes of September 9, 2013 as corrected.

Vote: 5-0-1

Update & Discussion

1. PIAP process

Jesse Bridges & Dan Cahill appeared on behalf of this item.

Jesse Bridges noted the intent to improve and straighten the bike path, open up the Waterfront Park lawn, and redo and extend much of the boardwalk. Improved access to the water is proposed. An existing underwater reef may be the basis for a new projection above water for public access. There is also a marina proposal. The city is lacking in boat slip space. At Perkins Pier, some 200 new slips are proposed. It would consist of a floating wave attenuator. Public access will be allowed regardless of boat ownership. Additional channel markers will be installed, and the Spirit of Ethan Allen would be relocated to Perkins Pier. The elevation of Perkins Pier will be raised to 103' above sea level. A marina facility would be located in what's presently a dirt parking lot. Sales, service, operations, and restaurant components are anticipated. The bike path would be repositioned alongside the proposed onshore improvements.

DM, is there opportunity for something other than steel sheet piling along the elevated Perkins Pier? Mr. Bridges responded that sheet piling functionally works the best for what's proposed.

SY noted the importance of the nearby beach access, especially for children visiting ECHO.

Mr. Bridges noted the Urban Reserve project. The existing shoreline trail will be formalized through the Reserve. It will be an ADA accessible stone dust path. The size of the dog park will be reduced. A

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number of new tree plantings will be installed in the newly freed up space. Sunflower plantings are also proposed – they will contribute to cleaning up the soils. The existing deep water port needs to be maintained. The aim is to draw additional people into the space. There are concepts to bring a stem from the bike path out onto Texaco jetty. Eventually, a trails link may be provided out to North Avenue. He noted that Waterfront Access North has started. The granite stone formation will be repurposed to reimagine the art in place as part of the landscape.

HR, has there been any consideration of naturalizing the shoreline in this area? Mr. Bridges responded that the deep port sheet piling will remain. HR, at least some shoreline naturalization would be a benefit.

Mr. Bridges noted that these projects will hugely improve public access to the waterfront and are consistent with the provisions of the TIF. He also stated that the bike path through the Reserve will be reconstructed next spring.

WF, what's the PIAP process from here? Mr. Bridges said projects will be on the March ballot.

2. Archibald Street BCLF acquisition

Jesse Bridges & Dan Cahill appeared on behalf of this item.

Dan Cahill said VHCB has approved funding to acquire the property. The CCRPC has funded a phase 1 environmental assessment. They've indicated that funds would be available for a phase 2 if needed. The purchase and sales agreement is good through the end of the year. The aim is to have it under city ownership in time for next year's gardening season. SG asked at what point the Conservation Board needs to make a formal recommendation. Mr. Cahill said it would be once the details are finalized. JS suggested sooner rather than later. Mr. Cahill said he'd aim for November. MW suggested consideration of a phase 2 at the November meeting as well based on info obtained through the phase 1. JS, logistically, it should go to the Parks & Rec Commission about the same time.

MW, what was the final price? Mr. Bridges replied \$95K, and VHCB will provide most of the funding.

3. ZA-14-02 to increase permissible lot coverage in RCO-RG zone.

Jesse Bridges & Dan Cahill appeared on behalf of this item.

Mr. Bridges said the crux of what's happening is that most of the city's parks are nonconforming for lot coverage. In 2008, the CDO reclassified all of the parks as RCO-RG without consideration for existing coverages. The 5% coverage limit is inappropriate for active parks – tennis courts, playgrounds, parking lots, buildings, etc. He also stated that the CDO does not provide credits for LID or other "green" stormwater design. He noted that City Hall park is well over the 5% coverage limit. Any stormwater retrofits that involve surface structure cannot be installed. The College Street watershed is in need of improved stormwater management, and utilization of City Hall Park may be useful. He mentioned that the bike path is contiguous with Waterfront Park. Any widening of the path is precluded by the lot coverage limit. Mr. Bridges said that the Parks Master Plan effort will create a map of the parks' watersheds and how they fit into the land use mix. He mentioned that a table of coverages for individual parks may be established rather than a single coverage limit for all of the parks. He also mentioned the procedures for repair and maintenance rather than DRB permit review for routine procedures.

HR said he's been involved with the Planning Commission in this discussion. DM, would projects like the Calahan renovations be exempt from Chapter 26 review if zoning did not weigh in? Mr. Bridges replied, no, stormwater and erosion control would continue to apply and we've routinely worked with the Stormwater Program in such cases.

JS, would there be built-in EPSC BMPs? WF, Chapter 26 would still apply. Megan Moir will continue to review the projects.

Mr. Bridges mentioned that parks are an integral component of the city's stormwater management. Parks & Recreation pays a huge stormwater fee.

Mr. Bridges recapped that the proposed increases are modest. No changes in use are proposed at the Parks as a result of this amendment – it's simply looking to correct an oversight from the 2008 CDO adoption.

ZR, would you leave Parks some flexibility in coverage for future improvements? Mr. Bridges replied, yes. He mentioned the possibility of making the path to the barn at Schmanska Park ADA accessible. Doing so would result in increased lot coverage. He also mentioned the possibility of replacing some traditional hard surface courts with pervious materials.

DL said that there's mention of partial credit for stormwater management of new park improvements. Mr. Bridges replied that it pertains to management of existing conditions in addition to new improvements. Existing conditions may be a lower threshold than new impervious surfaces. MW noted Megan Moir's suggestion to route Parks' stormwater payments into stormwater management within the parks. Mr. Bridges said the idea makes a lot of sense.

A MOTION was made by MW and SECONDED by DM
Support the amendment.

JS noted the points made in SM's email. Mr. Bridges said he received them too and will follow up with Megan Moir to address them. He'd be interested in bringing development of the Stormwater Management Manual to the Conservation Board. JS, could we consider modifying the motion to incorporate SM's comments? WF, perhaps to recommend BCB involvement in development of a Stormwater Management Manual? Board replied affirmatively.

Vote: 7-0-0

Board Comment

SG mentioned meeting with NR 206 students tomorrow morning. They are involved in onsite assessment of the natural communities map.

Public Comment

None.

Open Space Subcommittee

ZR asked about the trails depicted in the Arms Grant/Lone Rock Point properties and the Elks Club property. Dan Cahill said many of them are informal, but some are actively maintained. Mountain biking is a popular activity, but not all of the trails are appropriate for it. There may be some opportunity to leverage grant monies to improve the trail network. The trails properties need to be owned in fee to be eligible, hence the potential acquisition of portions of the Elks Club and/or Rock Point properties. Mr. Cahill mentioned that the Kilarney Homeowners Association is supportive of the Elks Club acquisition. A Penny for Parks project may be done in 2014 to improve their access to the bike path.

Adjournment

The meeting adjourned at 7:10 PM.